

EXHIBIT 3

UNITED STATES DISTRICT COURT
FOR THE SOUTHERN DISTRICT OF TEXAS

VESTA CORPORATION,

Plaintiff,

V.

VESTA MANAGEMENT SERVICES, LLC,

Defendant.

CIVIL ACTION NO. 4:15-CV-00719

SUPPLEMENTAL DECLARATION OF ASHLEY McLAUGHLIN

1. I am over the age of 18, believe in the obligations of an oath, and have personal knowledge of the matters set forth below.

2. I am the Marketing Coordinator of Vesta Corporation, a Connecticut corporation with a principal place of business located at 175 Powder Forest Drive, Weatogue, Connecticut 06089.

3. I submit this declaration in support of plaintiff Vesta Corporation's Motion for Summary Judgment.

4. I have worked at Vesta Corporation since 2012.

5. As Marketing Coordinator, my job responsibilities include liaising with vendors, assisting with marketing our communities, including through print and virtual media, overseeing apartment occupancy, and coordinating company and charitable events.

6. Vesta Corporation orders its business cards from Illustratus, which charges Vesta Corporation \$33.45 for 500 dual-sided color business cards. A true and correct copy of Invoice No. N757733-IN from Illustratus is attached hereto as **Exhibit A**.

7. Vesta Corporation typically orders business cards for its properties in sets of 500 and brochures for its properties in sets of 250, which is standard for the industry. See

Ex. A and a true and correct copy of an Advertiser Agreement between Vesta Corporation and Apartment Finder for the purchase of brochures, attached hereto as **Exhibit B**

8. Vesta Corporation orders its property banners from Illustratus, which charges Vesta Corporation \$74.00 for a three foot by eight foot banner. A true and correct copy of Invoice No. N809203-IN from Illustratus is attached hereto as **Exhibit C**.

9. Vesta Corporation orders signs for its properties from Apartment Ideas, which charges Vesta Corporation \$45.50 for an 18 inch by 24 inch dual-sided color sign and sign stand. A true and correct copy of Invoice No. 145678 from Apartment Ideas is attached hereto as **Exhibit D**.

10. Vesta Corporation orders its guest cards from Illustratus, which charges Vesta Corporation \$125.23 for 500 color guest cards. A true and correct copy of Invoice No. N750868-IN from Illustratus is attached hereto as **Exhibit E**.

11. Pursuant to 28 U.S.C. § 1746(2), I declare under penalty of perjury that the foregoing is true and correct.

Dated: January 11, 2016


Ashley McLaughlin
Marketing Coordinator
Vesta Corporation

EXHIBIT A

Invoice



8455 Lenexa Drive
Overland Park, KS 66214
(913) 725-1000

ACCOUNT NO: 01-CN700
INVOICE NO: N757733-IN
INVOICE DATE: 2/17/2015
PAYMENT DUE: Due upon receipt
TOTAL DUE: 47.61

Villa Serena
Management Office
6800 Mayfield Rd
Cleveland, OH 44124-2239

SOLD TO: Villa Serena
COMMENT: C21917

THIS PORTION MUST BE RETURNED WITH YOUR PAYMENT

Illustratus, a Division of Uhlig LLC, a Delaware limited liability company Tax ID: 90-0175078

DESCRIPTION		AMOUNT
1	Business Cards > Double- (500)	33.45
1	UPS Ground Shipping	14.16

NET INVOICE:	47.61
SALES TAX:	0.00
TOTAL DUE:	47.61

SEND PAYMENT TO: Illustratus • 8455 Lenexa Drive • Overland Park, KS 66214
FOR PROPER CREDIT, PLEASE NOTE INVOICE AND ACCOUNT NUMBER ON YOUR PAYMENT

If you have questions about your Illustratus account, please call our customer support
hotline at 1-866-881-8900 between the hours of 8:30 a.m. and 5:30 p.m. Central Time, Monday through Friday.

Thank you for using Illustratus!

EXHIBIT B

Apartment Finder

Search smarter. Live better.

Advertiser Agreement

The undersigned agrees to place advertising with Apartment Finder magazine and/or Apartmentfinder.com publications of Network Communications, Inc. based on the terms, contract length, and effective start period listed below:

Network Communications, Inc.

Apartment Finder
2 Sun Court - Suite 300
Norcross, GA 30092

Core Advertising						Term		Recurring Rate (monthly unless specified)		
Package	Core	(2)				Start	End	Gross	Discount	Net
FinderPak										
FinderPlus										
FinderPro										

Additional Advertising / Marketing Items						Term		Recurring Rate (monthly unless specified)		
Product	Notes					Start	End	Gross	Discount	Net
Custom / Management Page										
Front Cover										
Inside Front Cover										
Back Cover										
Inside Back Cover										
OnDemand Digital (ODD)										
OnDemand Extreme (ODX)										
OnDemand Email (ODE)										
Promo (specify)	250 mini-brochures					12.1.2014	12.31.2014	\$ 325.00		\$ 325.00
Promo Pak (specify)										
Other (specify)										

Advertiser and Billing Information						Property Management Group			
Advertiser						Vesta Corporation			
Villa Serena Apartments						Management Group Name			
6800 Mayfield Road Mayfield Heights OH 44124						175 Powder Forest Drive Westogee CT 06089			
440-449-3977						Ashley McLaughlin 860-325-1716			
villaserena@vestacorp.com									

Billing Address (if different than Advertiser Info)			Additional Comments		
			250 mini-brochures@ \$140 + design fee of \$120 + shipping of \$15= total: \$275		
Address (line 1)		Address (line 2)			
City	State	Zip			
Phone Number		Fax			
Maria Monroe					
Billing Contact Email		Email			

Terms and Conditions	
1. On behalf of the Owner and Management Company Identified above, the Advertiser agrees that at the end of the term specified above, this Advertising Agreement will continue to renew on an issue-to-issue basis, at the highest prevailing published rate.	
2. Advertiser warrants that it has the right to use all material submitted to NCI and publication of such material does not violate any applicable law, regulation or ordinance.	
3. Advertiser agrees to save, hold harmless & defend NCI of and from any and all claims, causes, or demands arising out of the advertising submitted to and published by NCI or for any other breach of this agreement or any representation or warranty contained herein.	
4. NCI, notwithstanding any language herein to the contrary, reserves the right to refuse any and all advertising for any reason.	
5. NCI reserves the right to collect its full, single issue, page rate from Advertiser in the event that Advertiser fails or refuses to advertise in all issues as agreed herein, _____ (Initials). Payment terms are net 30 days from invoice date. Past due amounts shall bear interest at the rate of 1.5% per month (or highest prevailing legal rate) from invoice date.	
6. While NCI shall use due care and diligence in the publication of each issue, NCI shall not be responsible for errors, omissions, misprints, or mistakes.	
7. If Advertiser has selected Call Recording, Advertiser agrees to comply with all state and federal law or regulations regulating the recording of telephone calls or email communications, including but not limited to, written notice to employees along with employees acknowledgement of receipt of the notice, Advertiser shall indemnify, hold harmless and defend NCI of and from any claims, penalties, fines or actions brought against NCI by any third party of violations of such laws or regulations, including any state or federal government agency, _____ (Initials)	
8. Together with the Rate Card and the ApartmentFinder.com Multi-Family On-Line Order Form and its Terms and Conditions (if Internet advertising also ordered), this Agreement constitutes the entire agreement and cannot be amended except in writing signed by NCI and the Advertiser. If ordered as indicated above, Advertiser agrees, in using NCI's call recording services, to collect and maintain on file, at Advertiser's location, written consent form from each employee for whom call recording is conducted. Advertiser acknowledges and agrees that NCI, and NCI's third party call recording vendors, if any, are relying upon this representation.	
9. This Agreement shall be governed by the laws of the State of Georgia. Venue for any action arising out of this Agreement shall be in Gwinnett County, Georgia. By signing below, Advertiser submits to the jurisdiction of the courts of Gwinnett County, Georgia. The prevailing party in such action shall be entitled to all costs including attorney's fees.	
10. This Agreement shall be binding upon successors and assigns if payment is made pursuant hereto or advertising is accepted.	

Each signature below certifies authority to act as contracting agent for this Agreement. In addition, if Internet advertising is ordered the undersigned confirms that he/she agrees that he/she has read, understands, and agrees to the ApartmentFinder.com Terms and Conditions. Terms can be viewed online at <http://Apartmentfinder.com/TermsOfUse> along with our privacy policy at <http://Apartmentfinder.com/PrivacyPolicy>.

Signatures			
 Ashley McLaughlin Advertiser Representative Signature		 Andrew Botieri NCI Representative Signature	
Title		Sales Rep Number	
Company		Date Signed	
Date Signed		10/27/14	

CoStar000005

EXHIBIT C



8455 Lenexa Drive
Overland Park, KS 66214
(913) 725-1000

Rainbow Terrace Apartments
Billbox #00-V0000323-CL
PO Box 7557
Hicksville, NY 11802-7557

Invoice

ACCOUNT NO: 01-BB219

INVOICE NO: N809203-IN

INVOICE DATE: 9/22/2015

PAYMENT DUE: Due upon receipt

TOTAL DUE: 89.24

SOLD TO: Rainbow Terrace Apartments

COMMENT: C20551

THIS PORTION MUST BE RETURNED WITH YOUR PAYMENT

Illustratus, a Division of Uhlig LLC, a Delaware limited liability company Tax ID: 90-0175078

DESCRIPTION		AMOUNT
1	Banner (3' x 8') H (1)	74.00
1	UPS Ground Shipping	15.24

NET INVOICE:	89.24
SALES TAX:	0.00
TOTAL DUE:	89.24

SEND PAYMENT TO: Illustratus • 8455 Lenexa Drive • Overland Park, KS 66214
FOR PROPER CREDIT, PLEASE NOTE INVOICE AND ACCOUNT NUMBER ON YOUR PAYMENT

If you have questions about your Illustratus account, please call our customer support
hotline at 1-866-881-8900 between the hours of 8:30 a.m. and 5:30 p.m. Central Time, Monday through Friday.

Thank you for using Illustratus!

EXHIBIT D



apartmentideas.com
info@apartmentideas.com
1 (866) 600-2787

Invoice #145678
FedEx Tracking #282437215386278
December 9th, 2015

Apartment Ideas
900 Loma Verde
Suite E
El Paso, TX 79936
1 (866) 600-2787

BILL TO
Gates of Capernum Apartments
BillBox#00-V0002481-GC
PO Box 7557
Hicksville, NY 11802

SHIP TO
Gates of Capernum
Apartments
8611 Waters Edge
Drive
San Antonio, TX
78227

Item	Price
1 Heavy Duty Wire Frame Bandit Sign Stand (1/4" wire stand)	\$5.50
1 Double-Sided Bandit Signs (18 x 24, Prints on Coroplast)	\$40.00
	
1 Heavy Duty Wire Frame Bandit Sign Stand (1/4" wire stand)	\$5.50
1 Double-Sided Bandit Signs (18 x 24, Prints on Coroplast)	\$40.00
	
1 Heavy Duty Wire Frame Bandit Sign Stand (1/4" Wire Stand)	\$5.50

1 Double-Sided Bandit Signs (18 x 24, Prints on Coroplast) \$40.00



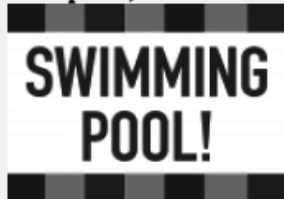
1 Heavy Duty Wire Frame Bandit Sign Stand (1/4" Wire Stand) \$5.50

1 Double-Sided Bandit Signs (18 x 24, Prints on Coroplast) \$40.00



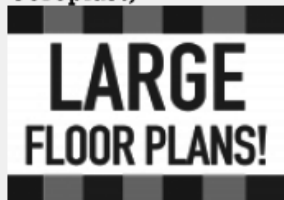
1 Heavy Duty Wire Frame Bandit Sign Stand (1/4" Wire stand) \$5.50

1 Double-Sided Bandit Signs (18 x 24, Prints on Coroplast) \$40.00



1 Heavy Duty Wire Frame Bandit Sign Stand (1/4" Wire stand) \$5.50

1 Double-Sided Bandit Signs (18 x 24, Prints on Coroplast) \$40.00



Shipping
\$11.00

Tax
\$23.43

Total
\$307.43
*Due by January 8th,
2016*

Pay Online



[Pay with a credit card online](#)

Terms & Conditions

Thank you for your business! We strive to give you the best possible service. Your invoice is due by **January 8th, 2016**. If you are unable to pay this invoice by the required date please call 866-600-2787 to make arrangements to avoid any collection fees associated with this invoice. We want you to have the best experience possible and look forward to working with you over and over again!

This email was sent to PayVes7557-Regular@Rcash.com by info@apartmentideas.com
Apartment Ideas | 900 Loma Verde | Suite E | El Paso, TX 79936

EXHIBIT E

Invoice



8455 Lenexa Drive
Overland Park, KS 66214
(913) 725-1000

ACCOUNT NO: 01-IU564

INVOICE NO: N750868-IN

INVOICE DATE: 1/20/2015

PAYMENT DUE: Due upon receipt

TOTAL DUE: 141.73

Highland Terrace Apartments
Management Office
852 Barnaby St SE
Apt 102
Washington, DC 20032-3907

SOLD TO: Highland Terrace Apartments

COMMENT: C21415

THIS PORTION MUST BE RETURNED WITH YOUR PAYMENT

Illustratus, a Division of Uhlig LLC, a Delaware limited liability company Tax ID: 90-0175078

DESCRIPTION		AMOUNT
1	Guest Cards > Color (500)	125.23
1	UPS Ground Shipping	16.50

NET INVOICE:	141.73
SALES TAX:	0.00
TOTAL DUE:	141.73

SEND PAYMENT TO: Illustratus • 8455 Lenexa Drive • Overland Park, KS 66214
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Thank you for using Illustratus!